

COUNCIL

THURSDAY, 25TH FEBRUARY 2016

MINUTE FOR CONFIRMATION

CABINET

WEDNESDAY, 10 FEBRUARY 2016

61. Housing Revenue Account - Rents and Charges 2016/17 (Minute for Confirmation)

The Cabinet Member for Housing and Public Safety and the Board Director, Service Delivery, submitted a joint report presenting to Cabinet the proposed rents, service charges and support charges for 2016/17 and the proposed Housing Revenue Account (HRA) budget for 2016/17.

Resolved – That Council be recommended:

- a) That the proposed average rent for Housing Revenue Account (HRA) dwellings for 2016/17, of £80.76 per week (52 week basis), which is a decrease of 1.0%, be approved, subject to confirmation from the Government as mentioned in paragraph 3.6 of the report. This would be an average decrease of £0.81 per week (52 week basis). The range of increases is shown in paragraph 3.10 of the report.**
- b) That the Board Director, Service Delivery, be authorised to seek authority from the Secretary of State to extend the permission for the use of the Housing Revenue Account for payments to the Council's tenants under the Discretionary Housing Payments scheme, and provide a budget of £300k in 2016/17 as detailed at paragraph 3.27 of the report.**
- c) That the housing related support charges for 2016/17 and service charges for 2016/17 as outlined in Appendix 2 to the report, be approved.**
- d) That Leaseholder service charges are set for 2016/17, as shown in Appendix 3 to the report.**
- e) That, based on the proposals set out within this report, the Housing Revenue Account (HRA) proposed budget 2016/17, shown in Appendix 4 to the report, be approved and that the HRA Capital Budget and Funding be approved as shown in Appendix 5 to the report.**
- f) That a budget of £1m be approved to acquire properties as detailed at paragraph 3.36 of the report and that the Board Director, Service Delivery, in consultation with the Board Director, Resources, be authorised to commit this expenditure.**
- g) That the draft 3 year capital projects and planned maintenance programme be approved, at an indicative funding level of £15.7m**

(2015/16 prices) for 2016/17 onwards, as shown in Appendix 6 to the report.

- h) That rents charged on General Fund properties be increased by an average increase of 0.9% and the service charges for Christopher House and the David Murray John Apartments, as shown in Appendix 7 to the report, be approved.**
- i) That rents charged for plots at the Hay Lane Residential Gypsy Site be increased by £0.45 per week (0.9%) to £50.26 per week (52 week basis) and the rents for workpens, as shown in Appendix 7 to the report, be approved.**
- j) That the charges for Private Sector Leased (PSL) accommodation for those accepted as homeless, outlined in Appendix 7 to the report, be approved.**
- k) That any underspend on the 2015-16 Housing Revenue Account be added to revenue reserves.**
- l) That Housing Revenue Account rents in supported housing be increased by 0.9% subject to a further tenant consultation to be held on 15 February 2016.**

The reasons for the decision and alternative options are as set out in the report to the meeting.